

**TO:** **DEVELOPMENT REVIEW BOARD** **DATE: November 6, 2003**  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** **CASE 53-DR-2003**  
**REQUEST:** Development Review Board approval of site plan, landscape plan,  
and elevations for golf cottages.  
**PROJECT NAME:** Whisper Rock Golf Cottages 1  
**LOCATION:** 32120 N. Whisper Rock Trail

**DEVELOPER/OWNER:** Whisper Rock Golf L L C  
**ARCHITECT/DESIGNER:** Douglas Fredrikson Architects  
**ENGINEER:** Gilbertson Associates Inc  
**APPLICANT/COORDINATOR:** Douglas Fredrikson Architects/Cory Wiebers  
727 E Bethany Home Rd Ste D123  
Phoenix, AZ 85014  
602-277-1625

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**REQUEST:** To approve the site plan, landscape plan, and elevations for 12 cottages.

**LOCATION & ZONING:** Located at the central area of the Whisper Rock Master Planned Community west of Old Bridge Road and adjacent to the golf course. This property has R-4R Resort zoning.

**CHARACTERISTICS:** This site is somewhat flat and slopes to the southeast.

**DISCUSSION:**

The site plans show the cottages clustered in two groups each with small parking pods. The site design fits the buildings between the parking and golf course so that individual courtyards overlook the golf course and have views to the mountains beyond.

The architecture consists of southwest features with brown/tan stucco exterior finish, and two-piece straight barrel mission tile roof.

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Greg Williams  
Senior Project Coordination Planner  
480-312-4205

**ATTACHMENTS:** #1-Project Narrative  
#2-Context Aerial  
#2A-Close-Up Aerial  
#3-Zoning Map  
#4-Site Plan (2 pgs)  
#5-Landscaping Plan  
#6-Elevations  
#7-Floor Plan  
A-Stipulations/Ordinance Requirements

August 25, 2003

**Whisper Rock Golf Cottages**  
53-DR-2003

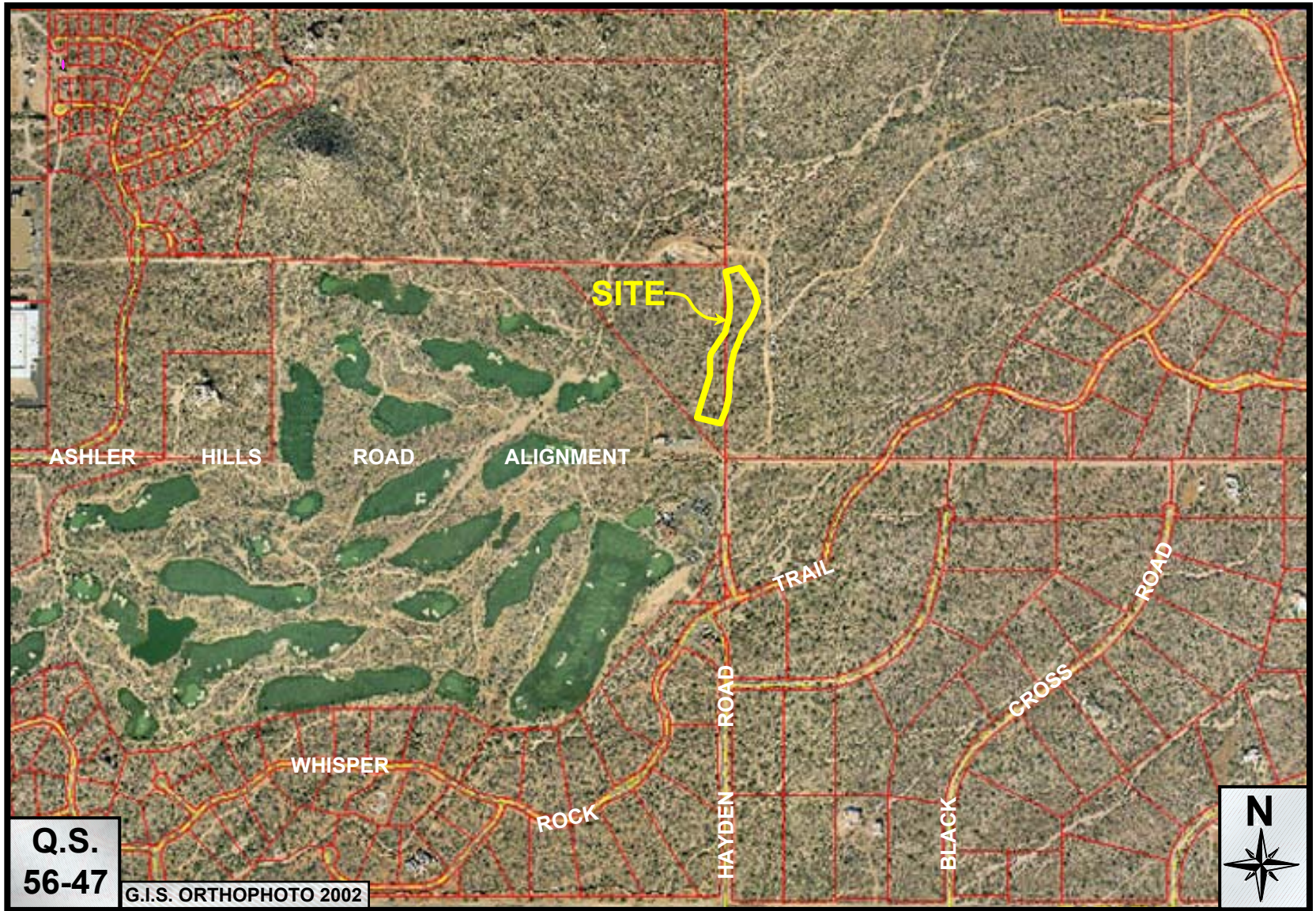
**This narrative is in response to the City's letter dated August 7, 2003.**

The Whisper Rock Golf Cottages are available only to Club members and their guests. These cottages may be rented to members and their guests on a nightly, weekly or monthly basis, although monthly rentals would be unlikely. Most of the members and guests using the cottages will be traveling in groups of four. So each unit (key) has four bedrooms. The cottages will be rented primarily by the unit although individual rooms maybe charged to individual members at times. At this point we only believe the front door to the unit will be keyed and the four bedrooms will not be keyed.

The kitchen is probably mislabeled and is better described as a wet bar (sink, refrigerator, icemaker) that may also have a coffee maker and/or microwave. No traditional stove/oven will be installed in these units.

Our architect is proposing that one bedroom in the first unit be accessible for handicap. Therefore, one handicap parking space will be provided. This should satisfy the accessibility requirement for all phases of this submittal.

In addition, we are providing parking as a convenience at the cottages. The vehicle for the person staying at the cottages is already considered (in terms of parking) as a golfer at the clubhouse. We believe the parking at the cottages should have at least two (2) stalls per unit and may have more.

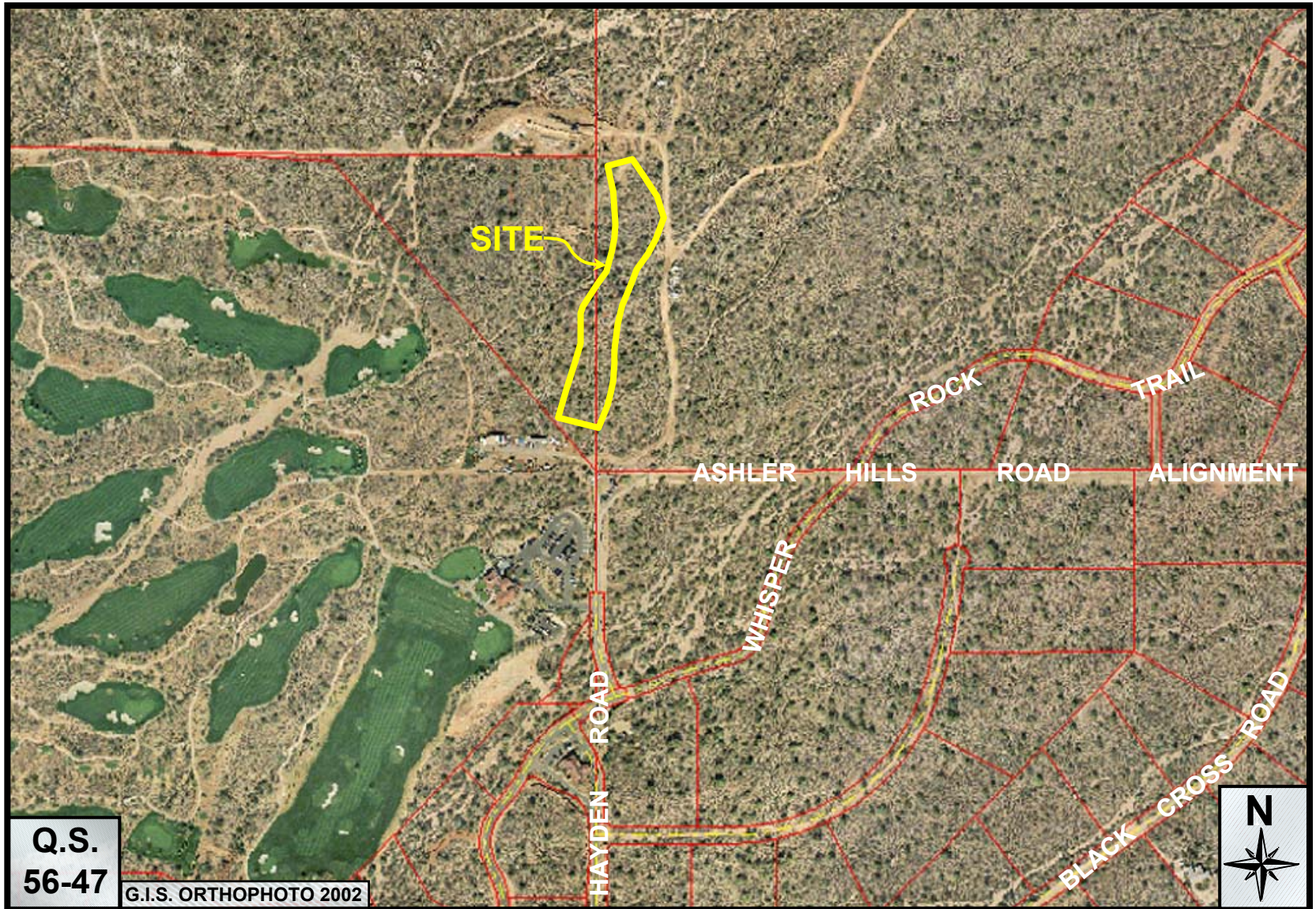


## Whisper Rock Golf Cottages

**53-DR-2003**

ATTACHMENT #2

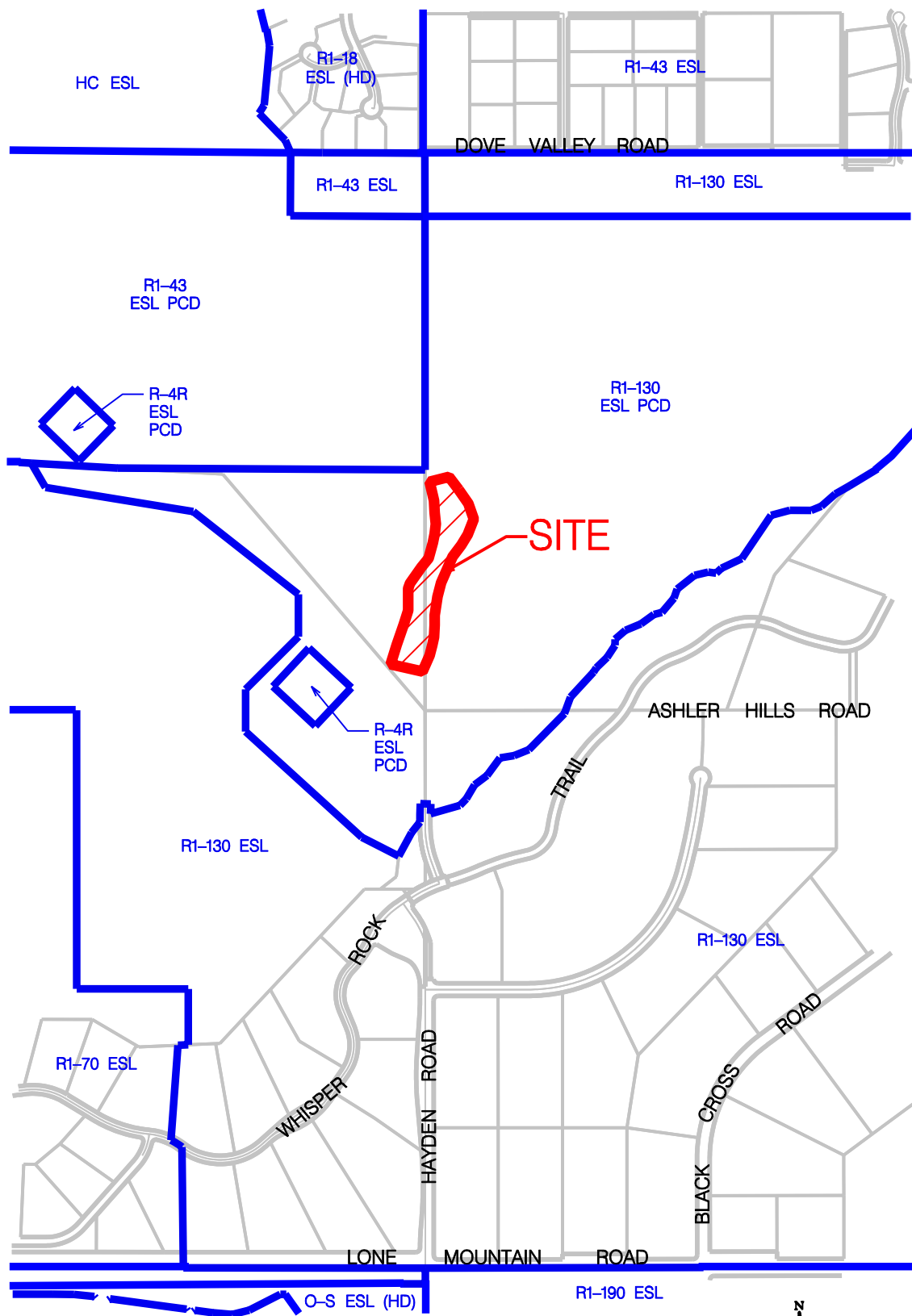




## Whisper Rock Golf Cottages

**53-DR-2003**

ATTACHMENT #2A



53-DR-2003  
ATTACHMENT #3







# PRELIMINARY PROJECT DATA

OWNER: WHISPER ROCK LLC  
7011 S. DOWLING STREET, SUITE 100  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480.440.1111  
FAX: 480.440.1111  
CONTACT: BOB FROST

ARCHITECT: DOUGLAS FREDRIKSON ARCHITECTS, INC.  
7011 S. DOWLING STREET, SUITE 100  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480.440.1111  
FAX: 480.440.1111  
CONTACT: CHAD WALTERS

FROM CITY OF SCOTTSDALE CASE  
NUMBER: 22-PA-03-E  
ZONING: R-40 (S.D. 03-08-01)  
APPLICABLE PARCEL NUMBER: 210-10-001  
PROPOSED USE: COTTAGE

CONSTRUCTION TYPE: V-1  
SITE AREA: 16,000 SQ. FT. (37.1 ACRES)  
DEED AND SET AREA

EXISTING BUILDING AREA: 1,500 SQ. FT.  
EXISTING CONCRETE PAVING: 10,000 SQ. FT.  
EXISTING ASPHALT DRIVE: 1,000 SQ. FT.  
EXISTING ASPHALT DRIVE: 1,000 SQ. FT.  
EXISTING ASPHALT DRIVE: 1,000 SQ. FT.  
TOTAL EXISTING AREA: 13,500 SQ. FT.

CONTRACTOR: R-40  
OPEN SPACE REQUIRED: SEE SHADER SHADE PLAN  
OPEN SPACE PROVIDED: SEE SHADER SHADE PLAN  
BLDG. HEIGHT ALLOWED: 12'-0"

BLDG. HEIGHT PROVIDED: 12'-0" ABOVE EXISTING GRADE AT  
SHORTEST ROOF RISE

FABRIC REQUIRED: 12' TOTAL SPACES  
COTTAGE 12' TOTAL SPACES  
FABRIC PROVIDED: 12' TOTAL SPACES (INCLUDING 1 ACCESSIBLE  
SPACE)

BICYCLE PARKING REQUIRED: 1 BICYCLE SPACE  
BICYCLE PARKING PROVIDED: 1 BICYCLE SPACE



VICINITY MAP  
N.T.S.

CASE NO. 22-PA-03-E

AUGUST 22, 2023

## KEYNOTES

1. APPLICABLE PAVING.
2. CONCRETE SURFACE CURVE TO MATCH EXISTING.
3. CATCHER.
4. CONCRETE SIDEWALK.
5. LANDSCAPE AREA.
6. RIGHT OF WAY.

## GENERAL NOTES

THIS PROJECT WILL CONFORM TO ALL APPLICABLE CODES  
AND ORDINANCES.

ALL MECHANICAL EQUIPMENT AND APPURTENANCES  
WILL BE FULLY SCREENED FROM VIEW FROM THE PUBLIC  
WAYS AND ADJACENT DEVELOPMENTS.

ALL BUILDING APPLICABLES (LIMITS) PROVIDED  
WHEN THIS PROJECT WILL PROVIDE LESS THAN 100  
WATER RESERVE AND WILL CONFORM WITH THE CITY  
OF SCOTTSDALE BASE KEY ORDINANCE.



SCALE: 1" = 20'-0"

## WHISPER ROCK COTTAGES CLUSTER #1 SITE PLAN

53-DR-2003



Douglas Fredrikson  
ARCHITECTS





### PRELIMINARY PROJECT DATA

OWNER: WHISPER ROCK, LLC  
 1011 N. ROCKY MOUNTAIN BLVD. SUITE 100  
 SCOTTSDALE, ARIZONA 85268  
 PHONE: 480-948-0000  
 FAX: 480-948-0000  
 CONTACT: JEFF BRIDGES

ARCHITECT: DOUGLAS FREDRIKSON ARCHITECTS, INC.  
 101 EAST WILSON AVENUE SUITE 100  
 PHOENIX, ARIZONA 85012  
 PHONE: 602-998-0000  
 FAX: 602-998-0000  
 CONTACT: CRAIG WALTERS

FROM CITY OF SCOTTSDALE CASE NUMBER: 14-0046, 10-2040, 14-0047  
 ZONING: R-40 (R-1, R-2, R-3, R-4)  
 ASSIGNED PARCEL NUMBER: 10-0046A  
 PROPOSED USE: COTTAGE  
 CONSTRUCTION TYPE: V-W  
 SITE AREA: 10.1665 SQ. FT. (0.231 ACRES)  
 CDD 100 NET AREA

### KEYNOTES

1. ASPHALT PAVING.
2. CONCRETE BERM CURB TO MATCH EXISTING.
3. CARTRATH.
4. CONCRETE SIDEWALK.
5. RIGHT OF WAY.

### GENERAL NOTES

THIS PROJECT WILL COMPLY TO ALL APPLICABLE CODES AND ORDINANCES.  
 ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE FULLY CONCEALED FROM VIEW FROM THE PUBLIC WAYS AND ADJACENT DEVELOPMENTS.  
 ALL EXISTING AND LANDSCAPE LIGHTS PROVIDED WITHIN THIS PROJECT WILL PROVIDE LESS THAN 100 WATTS PER FIXTURE AND WILL CONFORM WITH THE CITY OF SCOTTSDALE DARK SKY ORDINANCE.

GRASS BUILDING AREA:	3,400 SQ. FT.
EXISTING CONCRETE DRIVE:	10,166 SQ. FT.
EXISTING PAV. DRIVE:	10,166 SQ. FT.
EXISTING SIDEWALK:	10,166 SQ. FT.
EXISTING DRIVE:	10,166 SQ. FT.
TOTAL DRIVE AREA:	10,166 SQ. FT.
COVERED:	6,400 SQ. FT.
OPEN SPACE REQUIRED:	100 SQUARE FEET PER LOT (100 SQ. FT. PER LOT)
OPEN SPACE PROVIDED:	100 SQUARE FEET PER LOT (100 SQ. FT. PER LOT)
BLDG. HEIGHT ALLOWED:	30' 0"
BLDG. HEIGHT PROPOSED:	17' 0" ABOVE EXISTING GRADE AT ROOF LINE
PARKING REQUIRED:	10 TOTAL SPACES
COTTAGE (1 PER UNIT):	10 TOTAL SPACES
ACCESSIBLE STALLS REQUIRED:	1 REQUIRED PER ADAAG
PARKING PROVIDED:	10 TOTAL SPACES INCLUDING 1 ACCESSIBLE SPACE
BICYCLE PARKING REQUIRED:	1 BICYCLE SPACE
BICYCLE PARKING PROVIDED:	1 BICYCLE SPACE



VICINITY MAP  
M.T.A.

CASE NO. 22-PA-03-E

AUGUST 25, 2020

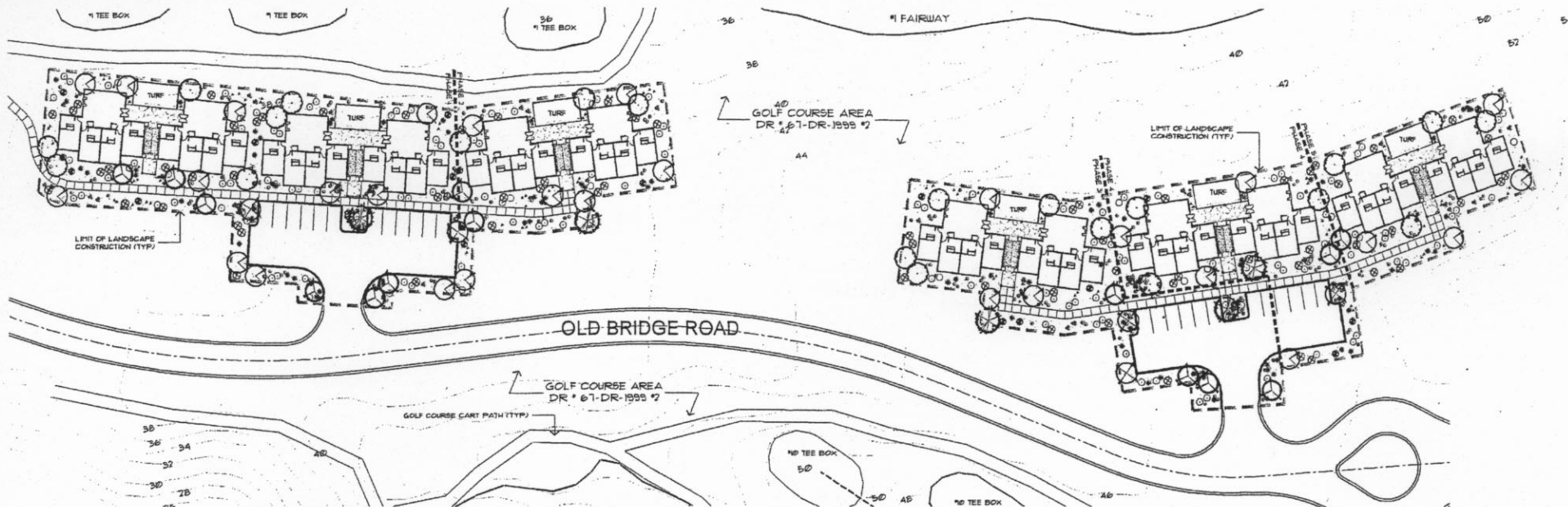
DPA 01138

0' 40' 80' 160'  
SCALE: 1" = 20'-0"

## WHISPER ROCK COTTAGES CLUSTER #2 SITE PLAN

53-02-2003





### PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE																								
TREES				CACTI/ACCENTS																											
	CERCIDIUM FLORIDUM	BLUE PALM VERDE	ALL TREES 24"-BOX MIN.		CARNEGIEA GIGANTEA	SAGUARO																									
	CERCIDIUM MICROPHYLLUM	FOOTHILL PALM VERDE			FEROCACTUS CYLINDRACEUS	BARREL CACTUS																									
	JUNIPERUS MONOSPERMA	CHINESE JUNIPER			FOQUIERIA SPLENDENS	OCOTILLO																									
	OLNEYA TESOTA	DESERT IRONWOOD			DASYLIRION WHEELERI	DESERT SPOON																									
	PROSOPIS SP.	NATIVE MESQUITE			YUCCA SP.	YUCCA																									
SHRUBS					AGAVE SP.	AGAVE																									
	AMBROSIA SP.	BURRAGE	ALL SHRUBS TO BE 8'-GAL MIN.		ECHINOCEREUS ENGELMANNII	STRAWBERRY HEDGEHOG																									
	CELTIIS PALLIDA	DESERT HACKBERRY			OPUNTIA SP.	CHOLLA																									
	ENCELIA FARINOSA	BRITTLEBUSH		GROUND COVERS																											
	ERICACEAE LAURIFOLIA	TURPENTINE BUSH			HYSSOPUS ACALIS	ANGELITA DAISY	ALL GROUNDCOVERS TO BE 1'-GAL MIN.																								
	SARCOCOLLA CHINENSIS	JUOBA			OENOTHERA BERLANDIERI	MEXICAN PRIMROSE																									
	RHUS OVATA	SUGAR BUSH			BAILEYA MULTIRADIATA	DESERT MARIGOLD																									
	EPHEDRA VIRIDIS	MORION TEA			HELIANTHUS SCABERRIMUS	BLACKFOOT DAISY																									
	LARREA TRIDENTATA	CREOSOTE BUSH			PENSTEMON PARRYI	PARRY PENSTEMON																									
	LEUCOPHYLLUM SP.	REUELLIA			VERBENA GOODENIFOLIA	GOODENIA VERBENA																									
	RUELLIA SP.	REUELLIA		MISCELLANEOUS																											
	SPHAERALCEA ATROVIRENS	GLOBE FALLOWS		NATIVE TOPSOIL/ROCK TO BE IN ALL PLANTING AREAS (TYP)																											
	CORDIA SP.	CORDIA		BOULDERS (TYP)																											
	DALEA SP.	DALEA		WILD SEED MIX																											
	JUSTICIA SP.	PAPERFLOWER		<table><tr><th>LB/ACRE</th><th>BOTANICAL NAME</th><th>COMMON NAME</th></tr><tr><td>20</td><td>AMPHIRODIA DELTOIDEA</td><td>BURRAGE</td></tr><tr><td>20</td><td>ARISTIDA PURPUREA</td><td>PURPLE THREE AIN</td></tr><tr><td>20</td><td>BAILEYA MULTIRADIATA</td><td>DESERT MARIGOLD</td></tr><tr><td>20</td><td>CAMBIA COVESE</td><td>DESERT SENNA</td></tr><tr><td>20</td><td>CALLIANDRA ERIOPHYLLA</td><td>NATIVE PARRY DUSTER</td></tr><tr><td>20</td><td>ENCELIA FARINOSA</td><td>BRITTLE BUSH</td></tr><tr><td>20</td><td>LARREA TRIDENTATA</td><td>CREOSOTE</td></tr></table>				LB/ACRE	BOTANICAL NAME	COMMON NAME	20	AMPHIRODIA DELTOIDEA	BURRAGE	20	ARISTIDA PURPUREA	PURPLE THREE AIN	20	BAILEYA MULTIRADIATA	DESERT MARIGOLD	20	CAMBIA COVESE	DESERT SENNA	20	CALLIANDRA ERIOPHYLLA	NATIVE PARRY DUSTER	20	ENCELIA FARINOSA	BRITTLE BUSH	20	LARREA TRIDENTATA	CREOSOTE
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	PSILOSTROTHE COOPERI	SAGE																													
	SALVIA SP.	SAGE																													

### GENERAL LANDSCAPE NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES AND SPECIES SHALL BE DETERMINED AND WILL BE PER C.O.S. REQUIREMENTS.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN AND/OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL EXISTING TREES WHICH ARE NOTED TO REMAIN IN PLACE, SHALL BE PROTECTED DURING CONSTRUCTION.
4. ANY CACTI SALVAGED FROM ON SITE SHALL BE TRANSPLANTED AND USED WITHIN THE LANDSCAPE PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. FIELD VERIFY ALL CONDITIONS PRIOR TO REVEGETATION. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
6. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER THE C.O.S. REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DO NOT GROW TO A HEIGHT OF MORE THAN 30".
7. THE IRRIGATION SYSTEM LOCATED WITHIN THE REVEGETATED AREAS SHALL BE TEMPORARY. AT THE END OF THE PLANT ESTABLISHMENT PERIOD, THE SYSTEM SHALL BE ABANDONED. GATE VALVES SHALL BE PROVIDED AS A SHUT OFF DEVICE BY THE LANDSCAPE CONTRACTOR.
8. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
9. ANY PROTECTED PLANTS THAT ARE LOCATED IN THE PATH OF INFRASTRUCTURE, STREET OR DRAINAGE CONSTRUCTION SHALL BE REVEGETATED AS PER THE CRITERIA OF THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE.
10. REVEGETATION METHODOLOGY SHALL BE APPROVED BY THE CITY OF SCOTTSDALE AT THE TIME OF APPLICATION FOR THE REVEGETATION PERMIT.
11. A QUALIFIED NATIVE PLANT SALVAGE CONTRACTOR, EXPERIENCED IN REVEGETATION AND APPROVED BY THE CITY OF SCOTTSDALE, WILL BE CONTRACTED TO PERFORM THE REVEGETATION WORK. THE NAME OF THE SELECTED CONTRACTOR WILL BE PROVIDED TO THE CITY OF SCOTTSDALE PRIOR TO OBTAINING THE REVEGETATION PERMIT. POTENTIAL NATIVE PLANT SALVAGE CONTRACTORS INCLUDE NATIVE RESOURCES, BLACK EAGLE, AND DESERTO VERDE.
12. REVEGETATED PLANT MATERIAL SHALL BE STORED AND MAINTAINED IN AN EXISTING ON-SITE NURSERY.
13. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME.
14. THIS DRAWING IS CONCEPTUAL IN NATURE AND INTENDED TO CONVEY DESIGN IDEAS ONLY. NOT FOR CONSTRUCTION.



Neill Vecchia  
& Associates, Inc.

LANDSCAPE ARCHITECT  
Landscape Systems  
Urban Planning  
Landscape Design



Douglas Fredrikson  
ARCHITECTS

ATTACHMENT #5

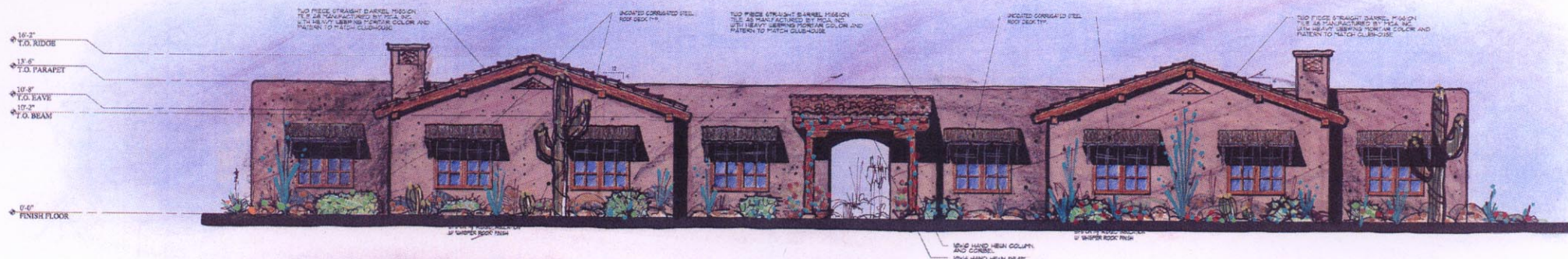
## WHISPER ROCK COTTAGES CONCEPTUAL LANDSCAPE PLAN

53-DL-2003

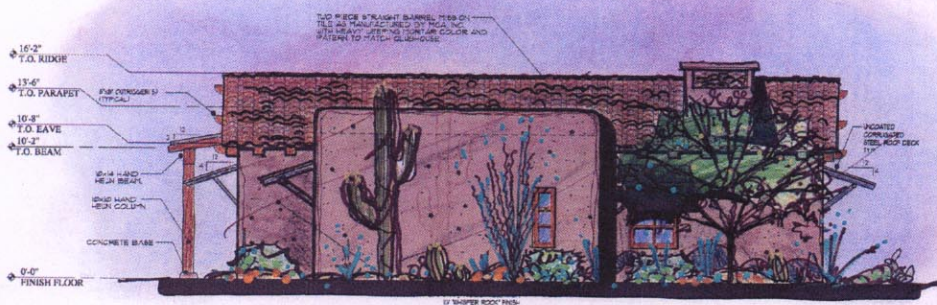


3 JULY 2003

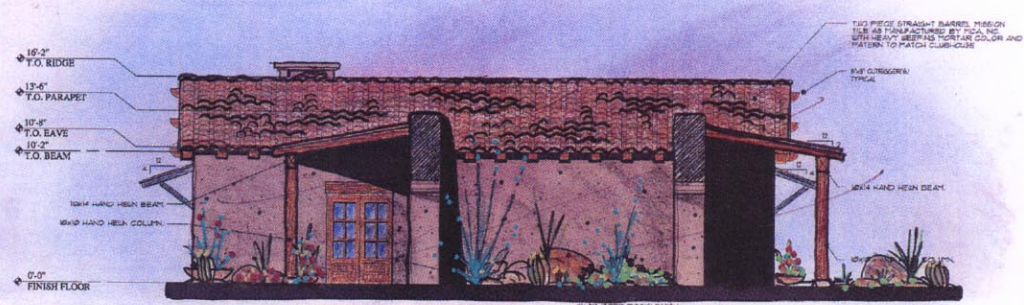




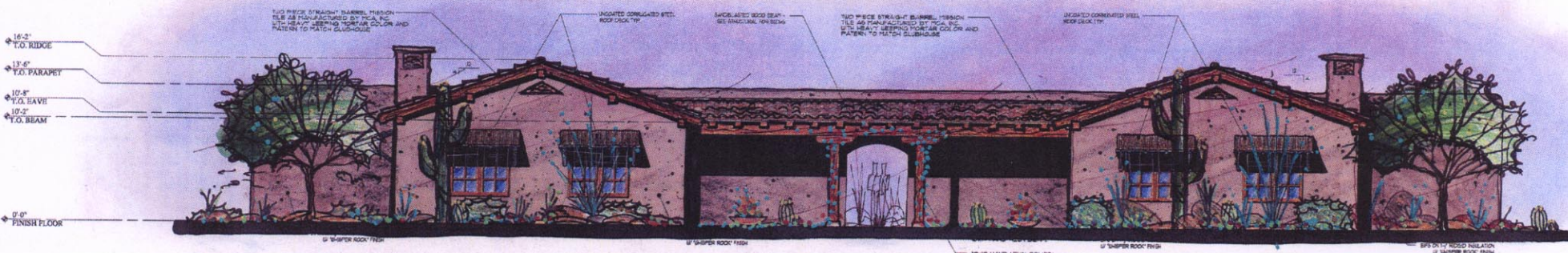
**4 back elevation**  
1/4"=1'-0"  
01 JULY 2003



**3 side elevation**  
1/4"=1'-0"  
01 JULY 2003



**2 side elevation**  
1/4"=1'-0"  
01 JULY 2003



**1 front elevation**  
1/4"=1'-0"  
01 JULY 2003

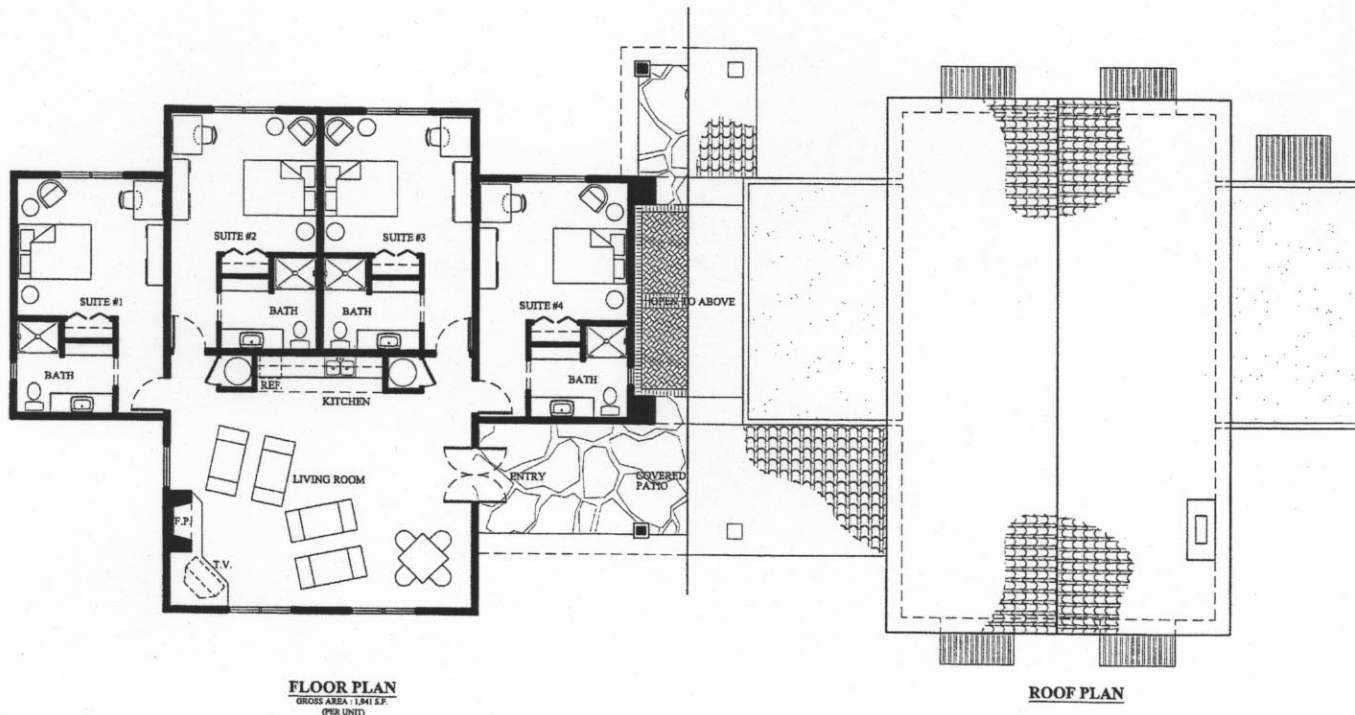
ATTACHMENT #6

53-D2-2003

CASE NO. 22-PA-03-E

01 JULY 2003





ATTACHMENT #7

**WHISPER ROCK COTTAGES  
FLOOR PLAN**

53-02-2003

# **Stipulations for Case: Golf Cottages at Whisper Rock 53-DR-2003**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Douglas Fredrikson Architects dated 7/7/2003 by City staff.
  - b. The location and configuration of all site improvements, including phasing, shall be constructed to be consistent with the site plan submitted by Douglas Fredrikson Architects dated 8/26/2003 by City staff.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Neill/Vecchia & Associates, Inc dated 8/26/2003 by City staff.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. All walls shall match the architectural color, materials and finish of the building(s).

#### **Ordinance**

- A. Paint colors shall not exceed light reflective values (LRV) of 40 percent and a chroma of six (6).

### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

7. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.



**Ordinance**

- B. For purposes of calculating the maximum amount of turf allowed for this application, the cottages are classified as resort under provisions 49-245 of the City Code. If one or any of the cottages are sold as an individual unit, the cottages are subject to different requirements under the City Code, and the maximum amount of turf allowed will change.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

8. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
9. The individual luminarie lamp shall not exceed 250 watts.
10. No lighting shall be permitted in dedicated NAOS easements.
11. Incorporate into the project's design, the following:  
Building Mounted Lighting:
  - a. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
  - b. Cottage light fixtures shall match approved Clubhouse fixtures in 345-SA-2003.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

12. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

13. Flagpoles, if provided, shall be one piece, conical, and tapered.
14. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**Ordinance**

- C. No permits shall be granted on R-4R (cottages) property until the City Council has adopted the zoning.

**RELEVANT CASES:**

**Ordinance**

- D. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 29-ZN-2000 #2, 4-UP-1999#3, and 67-DR-1999 #2

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

15. Drainage report, preliminary plan.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

16. Need pedestrian connection to get from golf cottages to golf course clubhouse.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

17. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
18. Demonstrate consistency with the approved master drainage plan and report for Whisper Rock development.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
19. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - c. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **DRB Stipulations**

- 20. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 21. Additional Stipulations as project demands.

This phase requires a second means of access to/from the cul-de-sac street and other streets connecting to other phases of this master planned community.

#### **Ordinance**

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

### **INTERNAL CIRCULATION:**

Need pedestrian connection to get from units to golf course clubhouse.

#### **DRB Stipulations**

- 22. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 23. The drive aisles at the cottages must have turn around areas for emergency and service vehicles/trucks. No backing-out movement more than 35 feet is allowed.

#### **Ordinance**

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **DRB Stipulations**

- 24. Trail Easement:
  - a. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide within a dedicated public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator.
  - b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:
- 25. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.



- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

26. Vehicular Non-Access Easement:

27. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

### **Ordinance**

J. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

### **REFUSE:**

#### **DRB Stipulations**

With the final plans submittal, the developer shall demonstrate the proposed method for collecting and hauling trash from the cottages to an existing refuse collection location.

- 28. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

### **Ordinance**

M. Underground vault-type containers are not allowed.

N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

- 29. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations****30. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

31. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
32. On-site sanitary sewer shall be privately owned and maintained.

**Ordinance**

- Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations****As-Built Plans.**

33. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]